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 SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

RECEIVED

JUL 17 2015

DATE: 7/15/2015

 FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
 TO: P.W.
 FROM: South County Team / Development Review
 TO: DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2015-00004 CO15-0055 HURDLE - Proposed parcel map to subdivide one parcel of approximately 0.901 ac into four parcels of 18,949 sf, 6,987 sf, 6,286 sf, and 7,017 sf. Site location is 875 Theodora St, Nipomo. APN: 092-573-021

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES
☐ NO

 (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached comments & recommended conditions

7/21/15
 Date

D. RION
 Name

x 526
 Phone

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 planning@co.slo.ca.us • FAX: (805) 781-5624 • <http://www.slocounty.ca.gov/planning.htm>



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 17, 2015
To: Stephanie Fuhs, Project Planner
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Project Referral for SUB2015-00004 – Hurdle Parcel Map CO 15-0055, Theodora St., Nipomo, APN 092-573-021**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage or Flood Hazard information.
2. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. At the time the project referral was received by Public Works on July 17, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):
"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."
- C. Recommended road improvements along Theodora Street and Franck Court may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.

- D. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 for Storm Water Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.
- E. The proposed project is within the South County Road Improvement Fee Area 1. Payment of Road Improvement Fees is required prior to building permit issuance.
- F. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf
- G. The applicant must decide whether all storm water management facilities are to be designed and constructed as subdivision improvements, or individually with each lot as they are developed. If Storm water management facilities are required:
- a. Storm Water management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements. Maintenance for those facilities shall be guaranteed in perpetuity.
 - b. Whether constructed as subdivision improvements or individually, an impervious area ceiling must be assumed for each lot and conditions citing that as a building restriction for that lot will be required.
 - c. If constructed individually, each lot will be required to perform its own storm water management on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its storm water per the performance requirements determined by the total impervious square footage of the subdivision. Maintenance for those facilities shall be guaranteed in perpetuity.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. **Orchard Avenue** shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
Theodora Street shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.

Frank Court shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.

- b. All roadway grading shall be done in accordance with Title 19 and the California Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
2. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. Access shall be denied to Parcel 1 from Orchard Ave. and this shall be by certificate and designation on the map.
 - b. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
3. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns reserved as a drainage easement in favor of the owners and assigns.
 - a. The shared storm water treatment facilities for public or common area improvements (if required) as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
 - b. The shared storm drainage basins, inlets, pipes, fences, related landscaping and other appurtenances (if required) for public or common area improvements.

Improvement Plans:

4. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
 - g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.

- h. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - i. Trail plan, if required, to be approved jointly with County Parks.
 - j. Storm Water Control Plan.
- 5. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
 - 6. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
 - 7. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Drainage:

- 8. Submit complete drainage calculations to the Department of Public Works for review and approval. Drainage (including run-off from the new curb, gutter and sidewalk) must be retained in a drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
- 9. All project related drainage shall be designed and constructed in accordance with the recommendations of the Nipomo Drainage and Flood Control Study.
- 10. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water-program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

- 11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
 - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site but based on the performance requirements determined by the total new or replaced impervious square footage of the subdivision.

- b. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its storm water per the performance requirements determined by the total assumed impervious square footage of the tract.
- c. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
- d. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
- e. Retention of all site and improvement storm water run-off may exempt this project from storm water control requirements.

12. At the time of submittal of the improvement plans or construction permits, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.

13. Prior to approval of the improvement plans or construction permits if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Fees:

14. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 1 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Additional Map Sheet:

15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If a fenced drainage basin is required, that the owner(s) of Parcels 1 through 4 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the owner(s) of Parcels 1-4 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or

project related roads to be accepted for County maintenance shall require an encroachment permit.

- d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- e. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 1 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.
- f. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.
- g. For Storm Water management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.
- h. If Necessary, Storm Water treatment facilities shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).

Covenants, Conditions and Restrictions:

16. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:

- a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- c. Operation and maintenance of all street lights in perpetuity, or until specifically accepted by a public agency.
- d. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

17. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

18. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

19. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

V:\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2015-0055 SUB2015-00004 Hurdle.doc
UPDATED: July 20, 2015



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

October 14, 2015

Christopher Hurdle
P.O. Box 2113
Nipomo, CA 93444

RE: PARCEL MAP CO 15-0055
APN: 092-573-021, 875 THEODORA STREET, NIPOMO CA

Water Supply and Wastewater Disposal

This office is in receipt of a **preliminary** evidence of water from the Nipomo Community Services District to provide water and sewer services to the above noted project in the form of an "Intent to Serve" dated February 11, 2015.

Be advised that final will-to-serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

CO 15-0055 is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c South County Team, County Planning
NCSD



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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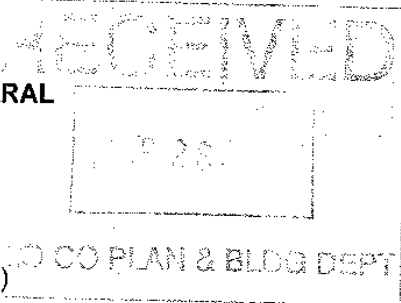
DATE: 7/15/2015

TO:

Gen Services - Parks

FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review



PROJECT DESCRIPTION: SUB2015-00004 CO15-0055 HURDLE - Proposed parcel map to subdivide one parcel of approximately 0.901 ac into four parcels of 18,949 sf, 6,987 sf, 6,286 sf, and 7,017 sf. Site location is 875 Theodora St, Nipomo. APN: 092-573-021

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PAY QUIMBY Fees

9/23/15
Date

E. KAVANAUGH
Name

781-4089
Phone

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SUB2015-00004-Hurdle

Craig, Travis@CALFIRE to: sfuhs@co.slo.ca.us

07/22/2015 02:29 PM

From: "Craig, Travis@CALFIRE" <Travis.Craig@fire.ca.gov>
To: "sfuhs@co.slo.ca.us" <sfuhs@co.slo.ca.us>

Stephanie,

After completing a review of SUB2015-00004 HURDLE- CAL FIRE/San Luis Obispo County Fire has determined there is no significant fire and life safety concerns for the proposed parcel split. Future building on these four parcels will require a Fire Safety Plan.

Travis Craig
Fire Captain/Fire Prevention
CAL FIRE San Luis Obispo
635 N. Santa Rosa
San Luis Obispo, CA. 93405
805-543-4244 Office
805-543-4248 Fax



August 13, 2015

COALITION PARTNERS:

Bike SLO County
Boys and Girls Club – South County
Cal Poly State University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
STRIDE
CenCal Health
City of San Luis Obispo Parks and Recreation
Community Action Partnership of SLO
Community Foundation of San Luis Obispo County
Dairy Council of California
Diringer & Associates
First 5 San Luis Obispo County
Food Bank Coalition of SLO County
French Hospital Medical Center
Lucia Mar Unified School District
One Cool Earth
Rideshare – Safe Routes to School
San Luis Sports Therapy
SLO Council of Governments
SLO County Departments:
Board of Supervisors
Health Commission
Planning and Building
Public Health
SLO County Office of Education
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

TO: Stephanie Fuhs, San Luis Obispo County Planning

FROM: HEAL-SLO - Healthy Communities Work Group

RE: SUB2015-00004_CO15-0055 Hurdle Parcel

The Healthy Communities Work Group has reviewed the proposed parcel map subdivision. We support this project and do not see any significant health impacts.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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DATE: 7/15/2015

TO:

Current Planning Manager

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

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Legal parcel - Tract 1015, Lot C

Date

7-20-15

Name

Joe Manner

Phone

781-4660

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